Wm Sykes & SON EST. 1866

Offers in the region of
£190,000

15 Ottiwells Terrace, Marsden

An appealing stone-built period mid terrace property in the ever-popular village of Marsden. The property is offered for sale with no upper chain and briefly comprises: entrance vestibule, lounge, dining kitchen, first floor landing, two double bedrooms and bathroom. With double glazing and gas fired central heating, the property is a short distance from local amenities and only a few minutes further is Marsden village centre with its varied shops, bars and much more. Marsden has its own train station and links to Leeds and Manchester. Early viewing is recommended to appreciate the property on offer.

Holmfirth
38 Huddersfield Road,
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Slaithwaite
Britannia Mill, Britannia Road,
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01484 847 700
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Accommodation

GROUND FLOOR

Entrance Vestibule

Access is gained by a double-glazed external door and here stairs rise to the first-floor landing and there is a central heating radiator.

Lounge 14' 2" x 13' 1" max

The lounge has a living flame effect gas fire sat within a tiled marble surround and raised hearth. The room has a central heating radiator, coving to the ceiling and a good size double-glazed window offering views over the property's front garden and Marsden beyond.

Dining Kitchen 16' 5" x 7' 3"

Comprising of units to the high and low level with a stainless-steel sink unit, plumbing for an automatic washing machine, a freestanding electric cooker, fridge and freezer, tiled splashback and there is a cupboard which is home to the property's gas fired central heating boiler. The room has a central heating radiator, useful under stairs storage space, two double-glazed windows and a double-glazed external access door.

FIRST FLOOR

Landing
The landing is home to the property's loft access point; there is a central heating radiator and doors lead off.

Bedroom 1 **16' 5" x 11' 12" max**
Located to the front of the property, this good-sized double bedroom has a central heating radiator and two double-glazed windows allowing impressive views down towards Marsden and the hills beyond. As the bedroom has two windows, there may be consideration by the future buyers to split this room to create a small bedroom/study subject to the necessary consents and work.

Bedroom 2 **10' 6" x 10' 3" max**
Located to the rear, this double bedroom has a central heating radiator and double-glazed window, which gives an aspect to the rear.

Bathroom **7' 10" x 7' 3" max**
Comprising of a three-piece suite in white including a low-level flush WC, vanity basin and good sized walk-in shower. The room in the main is tiled to ceiling height, has a towel rail style radiator and an obscure double-glazed window.

OUTSIDE

Front
To the front of the property, there is a stone wall boundary and access gate, and a path leads to the front door. The garden is mainly pebbled with some established planting, fence boundaries and offers a pleasant village outlook.

Rear
To the rear, we understand that the property owns the area immediately to the rear to the stones and planters.

Please Note
The property does have deeds but is currently unregistered, it will be registered at point of sale.

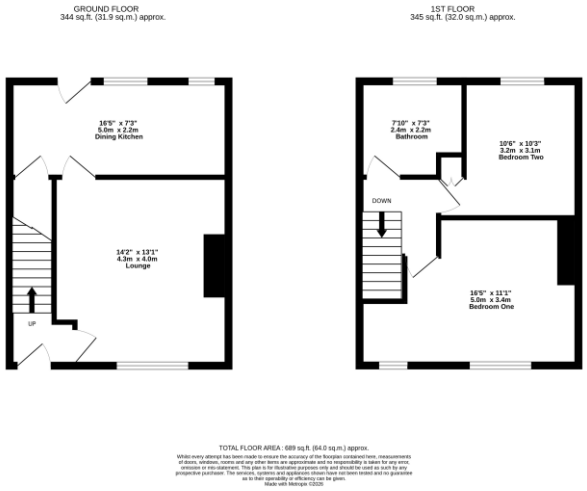
Conservation Area
The property sits within a conservation area.

Additional Information
The property is Freehold; Energy rating 65 (Band D); Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

Viewing
By appointment with Wm. Sykes & Son.

Directions
Proceed along Manchester Road and through Marsden and with the Holme Valley Mountain Rescue headquarters on your left turn left up Fall Lane. At the small roundabout proceed straight ahead onto Binn Road and Ottiwells Terrace is on the left.



Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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